

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

206 & 303/315 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,100,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

St Kilda West

Period - From

14/05/2024

to

13/05/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1602/480 St Kilda Rd MELBOURNE 3004	\$2,200,000	22/01/2025
2	1701/576-578 St Kilda Rd MELBOURNE 3004	\$2,000,000	31/12/2024
3	21/156 Beaconsfield Pde ALBERT PARK 3206	\$1,825,000	23/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/05/2025 17:22



 3
  3
  3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,100,000

Median Unit Price

14/05/2024 - 13/05/2025: \$590,000

Comparable Properties



1602/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$2,200,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment

Land Size: 2391 sqm approx



1701/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3
  2
  4

Price: \$2,000,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



21/156 Beaconsfield Pde ALBERT PARK 3206 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,825,000

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372